

104 Silverado Plains Park SW Calgary, Alberta

MLS # A2178061



\$530,000

Division:	Silverado		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,724 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Headboard and Bedframe, Garage heater, Garage heater, Ceiling storage rack in the garage

This stunning end-unit townhome offers a unique blend of low-maintenance living without sacrificing the feel of a detached home. Bathed in natural light from its coveted southern exposure and additional side windows, the open, airy layout is complemented by a sophisticated interior in classic white and gray tones that harmonize beautifully with rich hardwood floors. The main living area shines with a dining room feature wall, a stained deck, and a fully updated kitchen that includes new appliances installed in 2020. A newly designed fireplace mantle, along with updated lighting fixtures throughout, further enhance this level's ambiance. The kitchen is both functional and elegant, featuring extended neutral color cabinetry, a spacious center island, new stainless steel appliances, and white subway tile pattern. The front family room, complete with a rare fireplace, serves as a cozy gathering space ideal for chilly evenings, while the adjacent dining area—wrapped in windows—leads directly to a southwest-facing deck perfect for summer barbecues. A fourth bedroom with new LVP flooring, baseboards and lighting on the main level adds further flexibility, serving as an ideal guest room or home office. The main level is completed with a renovated 2 piece bathroom with heated flooring. Upstairs, the primary suite includes a private deck and a three-piece ensuite, while two additional spacious bedrooms and a renovated 4 piece bathroom offer versatility and comfort. The primary bathroom has been completely remodeled with heated tile flooring, custom tile work around the sink and shower, an LED mirror, and all new fixtures, boasting a custom-tile shower with a glass sliding door, and premium fixtures. The master bedroom features a striking accent wall with a custom-built headboard, complemented by floor-to-ceiling blackout curtains for added privacy. The

home also includes a double attached garage, thoughtfully upgraded with an epoxy floor, bright lighting, natural gas heater, and recently finished and painted walls. Further enhancing its appeal, the property boasts central air installed in 2018, fresh paint throughout, stylish black door levers and hinges, and refinished interior railings. Solar control window film enhances energy efficiency, and recent exterior upgrades include a new roof in 2022, as well as freshly painted entry and balcony hardy board and trim. This home is truly move-in ready, offering a blend of style, functionality, and luxurious upgrades that make it a standout in the market. *All recent upgrades are included in supplements*